045.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,083,000 / 1,083,000
					USE VALUE:	1,083,000 / 1,083,000
					ASSESSED:	1,083,000 / 1,083,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	BELTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLORENCOURT FRANCES B
Owner 2:	
Owner 3:	
Street 1:	15 BELTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3148 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5665.000	611,000		472,000	1,083,000
Total Card	0.130	611,000		472,000	1,083,000
Total Parcel	0.130	611,000		472,000	1,083,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.00 /Parcel: 344.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 32002

GIS Ref

GIS Ref

Insp Date 11/12/18

!3844!

PREVIOUS ASSESSMENT

Parcel ID 045.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	611,000	0	5,665.	472,000	1,083,000		Year end	12/23/2021
2021	104	FV	584,100	0	5,665.	472,000	1,056,100		Year End Roll	12/10/2020
2020	104	FV	584,200	0	5,665.	472,000	1,056,200	1,056,200	Year End Roll	12/18/2019
2019	104	FV	446,100	0	5,665.	501,500	947,600	947,600	Year End Roll	1/3/2019
2018	104	FV	446,100	0	5,665.	365,800	811,900	811,900	Year End Roll	12/20/2017
2017	104	FV	419,200	0	5,665.	318,600	737,800	737,800	Year End Roll	1/3/2017
2016	104	FV	419,200	0	5,665.	271,400	690,600	690,600	Year End	1/4/2016
2015	104	FV	374,900	0	5,665.	265,500	640,400	640,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3844

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21504-196		10/1/1991		2	No	No	A	

PRINT

Date	Time
12/29/21	23:41:03

LAST REV

Date	Time
04/09/19	15:02:18
apro	

USER DEFINED

Prior Id # 1:	32002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2001	355	Porch	5,000	C				REPAIR PORCH SUPPO
4/24/2001	219	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	372	PATRIOT
10/27/2000	Hearing N/C	163	PATRIOT
3/21/2000	Inspected	270	PATRIOT
3/7/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5665		Sq. Ft.	Site		0	80.	1.04	1									471,962						472,000	

Total AC/HA:	0.13005	Total SF/SM:	5665	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	471,962	Spl Credit		Total:	472,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00909710
Const Adj.:	0.98980200
Adj $ / SQ:	179.785
Other Features:	157104
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	885483
Depreciation:	274500
Depreciated Total:	610983

COMMENTS

FULL BATH IN ATC , 1/2 BATH ON FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

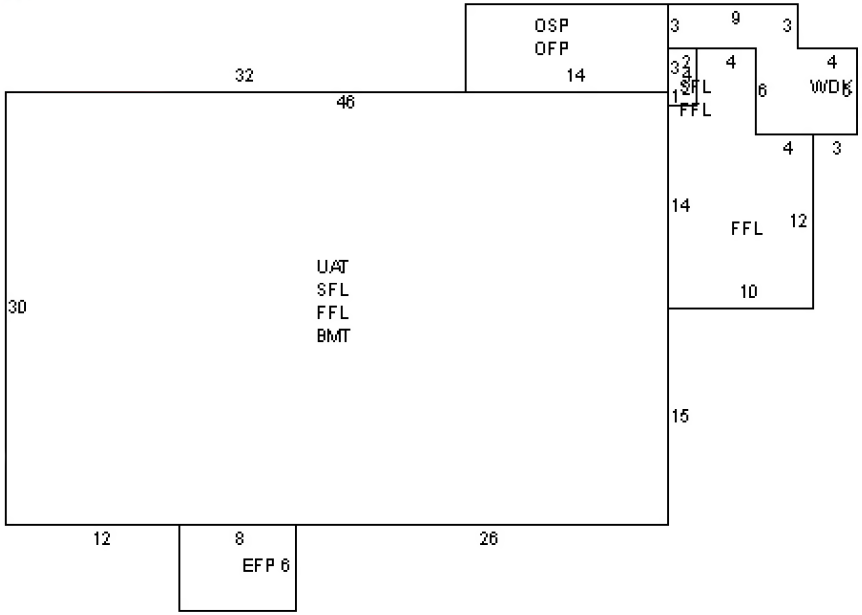
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.76
Special Features:	0	Val/Su Net:	123.83
Final Total:	611000	Val/Su SzAd	208.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,536	179.790	276,150
SFL	Second Floor	1,388	179.790	249,542
BMT	Basement	1,380	53.940	74,431
UAT	Upper Attic	345	106.970	36,905
OFP	Open Porch	84	35.770	3,005
OSP	Screen Porch	84	39.350	3,306
WDK	Deck	69	15.840	1,093
EFP	Enclos Porch	48	71.860	3,449
	Net Sketched Area:	4,934	Total:	647,881
Size Ad	2924	Gross Area	5969	FinArea 3148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	